City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda

Affordability Committee

Wednesday, September 18, 2024 | **6:00 PM** | **Council Chambers**

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act*, *2001*.

1. PUBLIC MEETING(S)

Public Meetings are held IN PERSON and ELECTRONICALLY. If you wish to provide oral comments virtually, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, September 18, 2024, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 12 of the *Development Charges Act,* and Subsection 37(10) of the *Planning Act*, and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings, and will be considered public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or call 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT - 196 AND 202 DUNLOP STREET WEST (WARD 2) (FILE: D30-013-2024)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions on behalf of Luc Greggain, for a Zoning By-law Amendment to facilitate the future construction of a 4-storey building containing 33 residential dwelling units and 2 commercial units together with associated parking areas. The lands subject to rezoning are approximately 0.2 hectare in size and are located on the north side of Dunlop Street West, east of the intersection of Frances Street and Dunlop Street West. The lands are known municipally as 196 and 202 Dunlop Street West.

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) in accordance with the City's Comprehensive Zoning By-law 2009-141.

The Zoning By-law Amendment - Site-Specific Provisions are as follows

Zoning Standard	Required by Zoning By-law 2009-141	Proposed Zoning Standard
Front Yard Setback Table 5.3	1.0m for 75% of frontage 5.0m for 25% of frontage	5.83m for 100% of frontage
Front Yard Setback - Paved Area	Front Yard shall be fully paved and seamlessly connected	Front Yard will contain landscaped open space
Landscaped Buffer Areas Section 5.3.7.2	3.0 metres	2.0m
Waste Management for Multi-Unit Residential Development	The storage of refuse shall be within the main building or an accessory structure	In-ground waste containment system is proposed

Presentation by a representative of Innovative Planning Solutions.

Presentation by Tyler Butler, Planner of the Development Services Department

Attachments: PM Notice - 196 and 202 Dunlop Street West
PM Presentation - 196 and 202 Dunlop Street West
PM Memo - 196 and 202 Dunlop Street West
PM Correspondence - 196 and 202 Dunlop Street West

1.2 APPLICATION FOR ZONING BY-LAW AMENDMENT - 204 DUNLOP STREET WEST (WARD 2) (FILE: D30-014-2024)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions on behalf of Koutroulakis Management Ltd., for a Zoning By-law Amendment to facilitate the future construction of a 5 storey building containing 16 residential dwelling units and 1 commercial unit together with associated parking areas. The lands subject to rezoning are approximately 0.09 hectares in size and are located on the north side of Dunlop Street West, east of the intersection of Frances Street and Dunlop Street West. The lands are known municipally as 204 Dunlop Street West.

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) in accordance with the City's Comprehensive Zoning By-law 2009-141.

The Zoning By-law Amendment - Site Specific Provisions are as follows:

Zoning Standard	Required by Zoning By-law 2009-141	Proposed Zoning Standard
Front Yard Setback Table 5.3	1.0m for 75% of frontage 5.0m for 25% of frontage	5.6m for 100% of frontage
Front Yard Setback - Paved Area	Front Yard shall be fully paved and seamlessly Connected	Front Yard will contain landscaped open space
Rear Façade Step-Back (Min)	45° angular plane above 7.5m using min 3.0m step-backs	57° angular plane with no step backs
Ground Level Floor Height	4.5m	3.2m
Landscaped Buffer Areas Section 5.3.7.2	3.0 m	North: 0.0m East: 1.79m South: 0.63m West: 0.0m
Minimum Coverage for Commercial Uses (% of first storey GFA)	50%	41.71%
Building Height	16.5m	20.2m

Presentation by representative of Innovative Planning Solutions.

Presentation by Tyler Butler, Planner of Development Services Department.

Attachments: PM Notice - 204 Dunlop Street West
PM Presentation - 204 Dunlop Street West
PM Memo - 204 Dunlop Street West
PM Correspondence - 204 Dunlop Street

1.3 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION 830, 864 AND 912 LOCKHART ROAD (WARD 10) (FILE: D30-012- 2024)

The purpose of the Public Meeting is to review applications submitted by the Jones Consulting Group Ltd., on behalf of Pratt Construction Inc., for an amendment to the Zoning By-law and Draft Plan of Subdivision to permit a 338 residential unit Plan of Subdivision comprising 119 single detached dwellings and 217 street townhouses in addition to environmental protection, stormwater management, open space and municipal road blocks on lands known municipally as 830, 864 and 912 Lockhart Road.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to amend the current zoning on the property from the Agricultural (A) and Environmental Protection (EP) zones of the former Town of Innisfil By-law 054-04 to the Neighbourhood Residential (R5), Environmental Protection (EP) and Open Space (OS) zones of the City of Barrie Comprehensive By-law 2009-141, as amended.

Plan of Subdivision

This application would facilitate the development of 338 residential units consisting of single detached dwellings and street townhouses on the subject lands. The Plan also contains municipal roadways, blocks for parkland, stormwater management and drainage, and environmental protection.

Presentation by representatives of the Jones Consulting Group Ltd.

Presentation by Logan Juffermans, Senior Planner of the Development Services Department.

Attachments: PM Notice - 830, 864 and 912 Lockhart Road
PM Presentation - 830, 864, and 912 Lockhart Road
PM Memo - 830, 864 and 912 Lockhart Road
PM Correspondence - 830, 864, and 912 Lockhart Road

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

Nil.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.